

Building Blocks for Effective Housing Elements

Special Needs

Large and Female-Headed Households

Government Code Section 65583(a)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter....”

Special needs are those associated with specific demographic or occupational groups which call for very specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female headed households, large families, farmworkers and homeless persons and families. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

In addition to the groups listed above, the analysis of special needs may also include any other group the locality deems appropriate.

I. REQUISITE ANALYSIS

A thorough analysis will assist a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. The analysis of each special needs group must include the following:

- A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.
- A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.
- Identification of potential program or policy options and resources to address the need.

Large Households

In addition to the requisite analysis above, a thorough analysis of the special housing needs for large households (households with 5 or more persons) should identify and consider:

- Number of large households with lower-incomes.
- Number of large households by tenure. Information on tenure will assist the local government in developing appropriate housing policies and prioritizing housing resources. For example, if the tenure data reveals a significant share of large family households are renters, the local government could develop and implement programs to facilitate the development of rental housing with three or more bedrooms.
- Housing stock by number of bedrooms.
- Analysis of the impacts on larger household families where the housing market does not meet the needs. For example, overcrowding can result of the lack of adequate housing. The jurisdiction should consider these impacts in designing appropriate programmatic responses.

Female-Headed Households

In addition to the requisite analysis above, a thorough analysis of the special housing needs of female-headed households should consider:

- Number of female-headed households.
- Number of such households with incomes below the poverty level.
- While U.S. Census data does not include tenure (owner/renter) information for female-headed households, the analysis should include data on quantifying households with and without children 18 years and younger (see *IV Links* below).
- A description of changes in the percentage/number of female-headed households as identified in the prior housing element update.
- In addition, while the statute specifically mentions female headed households, the element could quantify the number of all single parent headed households (male and female).

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR						
1 BR						
2 BR						
3 BR						
4 BR						
5+ BR						
TOTAL						

Source: 2000 Census (2000 Census SF 3: H42)

Female Headed Households

Householder Type	Number	Percent
Total Households		
Total Female Headed Householders		
Female Heads with Children under 18		
Female Heads without Children under 18		
Total Families Under the Poverty Level		
Female Headed Households Under the Poverty Level		
<i>Source: Census Bureau (2000 Census SF 3: P10 and P90)</i>		

KEY IDEAS

II. MODEL ANALYSES

[Sample Analysis - Large Family](#)

[Sample Analysis - Female Headed Households](#)

III. RESOURCES LINKS

[U.S. Census Bureau Factfinder, 2000 Census Data](#): Access the 2000 Census SF3 File Summary and select the detailed table:

For Large Households Analysis:

- H17 Tenure by Household Size

For Female-Headed Households:

- H19 Tenure by Household Type (Including Living alone) by Age of Householder
- P10 Household by Size by Household Type by Presence of own Children under 18 Years

[U.S. Census Bureau Factfinder, 1990 Census Data](#): Access the 1990 Census Summary File and select the detailed table:

For Large Households Analysis:

- H18 Tenure by Persons in Unit

For Female-Headed Households:

- P66 Sex by Age by Work Disability and Employment Status

[Comprehensive Housing Affordability Strategy \(CHAS\)](#): provides data on income by household size

California Budget Project: [Special Report - Working, but Poor: California's Working Families that Fail to Make Ends Meet](#)

California Budget Project: *Boom, Bust, and Beyond: The State of Working California - One Step Forward: California Working Women Make Gains Over the Last Two Decades* - [Full Text](#)

National Economic Development and Law Center (NEDLC): [*OVERLOOKED AND UNDERCOUNTED: A new perspective on the struggle to make ends meet in California*](#)